

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2024

Stephen Dunbar, AIA
Modulus Architects
8220 San Pedro Dr. NE
Albuquerque, NM 871113

Re: Netflix Studios/ Vendor Support/ BLDG 1
5650 University Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-28-22 (R16-DA3006A)
Certification dated 11-22-24

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 12-10-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Traffic Certificate must be stamped by the architect.
- Per approved site plan, The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

November 22, 2024

RE: Traffic Certification for Vendor Support Bldg, within Albuquerque Studios.

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance and in accordance with the design intent of the Architectural Site Plan (PR-2023-008842), dated 10/6/2023. I further certify that I, personally visited the site on 11/18/2024 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions with minor modification and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy, as indicated within the attached approval document.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen A. Dunbar

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
8220 San Pedro Dr. NE, Suite 520
Albuquerque, NM 87113
(O) 505.338.1499

ADMINISTRATIVE AMENDMENT

FILE #: SI-2023-01209

PROJECT #: PR-2023-008842

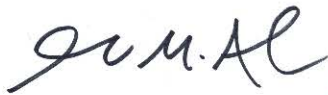
Alternative Landscape plan for the Albuquerque Studios Expansion; Action requests

to consolidate (2) previously approved site plans (north & east) into one, to comply

with ABCWUA's condition that both site plans be consolidated; Landscape areas

adjusted throughout site; Submittal meets IDO 14-16-5-6(C)(2)(a);

Submittal meets all criteria in IDO 14-16-5-6(C)(16); A buffer meeting the standards



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2023.10.06 10:57:11 -06'00'

10/6/2023

APPROVED BY

DATE